DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-126024-LO

Project Name/Address: Wall Tree Trimming 4320 171st Pl SE

Planner: David Wong

Phone Number: 425-452-4282

Minimum Comment Period: 11/14/19

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

SEPA Checklist reviewed by:
David Wong on 10/17/19

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Tree trimming to improve views
2. Name of applicant Richard McCune
3. Contact person Richard McCune Phone 425-260-0602
4. Contact person address 10485 NE 6th Street #3127 Bellevue, WA 98004
5. Date this checklist was prepared October 3, 2019
6. Agency requesting the checklist City of Bellevue Land Use Review

DW

7. Proposed timing or schedule (including phasing, if applicable)

This project will be completed in one day once the permits are granted. Two trees will be topped and the branches removed. Per the VMP, new trees will be planted in the immediate area of the trees to be trimmed.

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

The trees are located on a single family residential lot. The lot is considered a "steep slope" but otherwise there are no environmental factors to take into account. A Vegetation Management Plan prepared by Davey Resource Group has been submitted and it fully describes the property.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

A clearing and grading application has also been submitted and is pending. Permit Number 19 123780 GB

11. List any government approvals or permits that will be needed for your proposal, if known.

None other that from the City of Bellevue

DW

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

There are two trees on the property -- address 4320 171st Place SE, Bellevue WA 98006. The property is owned by Mr. David Wall. The owners of properties just to the south of this lot have a view easement allowing for trees on the property to be topped to the extent they block the views of Lake Sammamish and the Cascade Mountains. Mr. Wall has provided a written authorization to trim the two trees that have been identified as interfering with views of residents in Vuemont. Once the permit is issued the work will be done by an ISA certified arborist at Davey Tree.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Environmental Elements

Earth

1. General description of the site:
   - ☐ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☒ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____
2. What is the steepest slope on the site (approximate percent slope)? Approximately 40%

DW

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA Natural Resources Conservation Service Soils (NRCS) Web Soil Survey classifies the soil on the site as Alderwood and Kitsap series.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

There will not be any excavation or filling or grading. The VMP calls for planting some new trees next to the trees to be trimmed to compensate for the loss of cover.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No. The two trees will only be cut back and not removed.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 10% No change from current status

DW

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

See the Plant Selection section of the VMP for a description of the proposed plantings.
Erosion Control is regulated by BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

~~None~~. The trees would be trimmed using a hand-held chain saw. No construction equipment will be involved.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

None necessary.

Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No
Yes, there is one (1) inventoried stream and one (1) inventoried stream segment in the vicinity. The stream is located approximately 450 feet to the west of the work site and the stream segment is located approximately 265 feet to the north of the work site. Both streams flow to Lake Sammamish. The stream is identified as 0162 and the segment does not have a name or ID number.

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

   e. Does the proposal lie within a 100-year floodplain? No
   If so, note the location on the site plan.

DW

f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This will not alter the water runoff pattern. There is sufficient vegetation on the property to absorb storm water. There is an existing driveway that slopes down to 171st Place SE. Any runoff flows down to 171st Place SE where it would enter the sewer.

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

No change to the drainage pattern is expected. However, the VMP calls for planting of some new trees to assure stability.

DW

Plants

1. Check the types of vegetation found on the site:
   - [x] deciduous tree: alder, maple, aspen, other _____
   - [x] evergreen tree: fir, cedar, pine, other _____
   - [x] shrubs
   - [x] grass
   - [ ] pasture
   - [ ] crop or grain
   - [ ] orchards, vineyards or other permanent crops
   - [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - [ ] water plants: water lily eelgrass, milfoil, other _____
   - [ ] other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

   Two big leaf maples will be topped and pruned. Felled limbs will be removed.

3. List any threatened and endangered species known to be on or near the site.

   None

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

   See the VMP for a full description of the proposed plantings.

5. List all noxious weeds and invasive species known to be on or near the site.

There are some nettles and blackberry bushes near the site.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☒hawk, ☐heron, ☐eagle, ☒songbirds, ☐other _____

   Mammals: ☒deer, ☐bear, ☐elk, ☐beaver, ☒other coyote _____

   Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

None

3. Is the site part of a migration route? If so, explain.

No

4. Proposed measures to preserve or enhance wildlife, if any.

None needed

5. List any invasive animal species known to be on or near the site.

None

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Probably not. But topping the two trees would allow more sunlight to penetrate the area for potential use of solar energy. We are not aware of any solar energy currently being captured nearby.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None

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Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

a. Describe any known or possible contamination at the site from present or past uses.

None

b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

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d. Describe special emergency services that might be required.

None

e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

There could be some minor noise from the operation of a chain saw for an hour or two during the day for one day.

c. Proposed measures to reduce or control noise impacts, if any.

None necessary
Noise is regulated by BCC 9.18

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is used for a single family residence. The proposal will not affect current land use on nearby or adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

A single family residence built in 1992. House is approximately 3450 sq. ft.

DW

4. Will any structures be demolished? If so, what?

No

5. What is the current zoning classification of the site? Levy code 0389 Single family residence R-3.5

6. What is the current comprehensive plan designation of the site? NA SF-M

7. If applicable, what is the current shoreline master program designation of the site?

Not applicable

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

It is considered "Steep Slope" by the City of Bellevue. It is not a critical area for any other reason.

9. Approximately how many people would reside or work in the completed project? 0

10. Approximately how many people would the completed project displace? 0

11. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None other than as outlined in the VMP

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not applicable

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

3. Proposed measures to reduce or control housing impacts, if any.

NA

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable

2. What views in the immediate vicinity would be altered or obstructed?

The purpose of this project is to improve the views of Lake Sammamish and the Cascades for residents in Vuemont. No views will be adversely affected.

DW

3. Proposed measures to reduce or control aesthetic impacts, if any

None

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

2. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

3. What existing off-site sources of light or glare may affect your proposal?

None

4. Proposed measures to reduce or control light and glare impacts, if any.

NA

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

None

2. Would the proposed project displace any existing recreational uses? If so, describe.

NO

DW

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None necessary

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None needed

DW

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

None

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The lot is on 171st Place SE, which is a cul-de-sac.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

DW

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

None necessary

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

None

Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☐ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

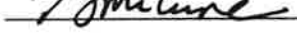
2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

No changes

DW

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

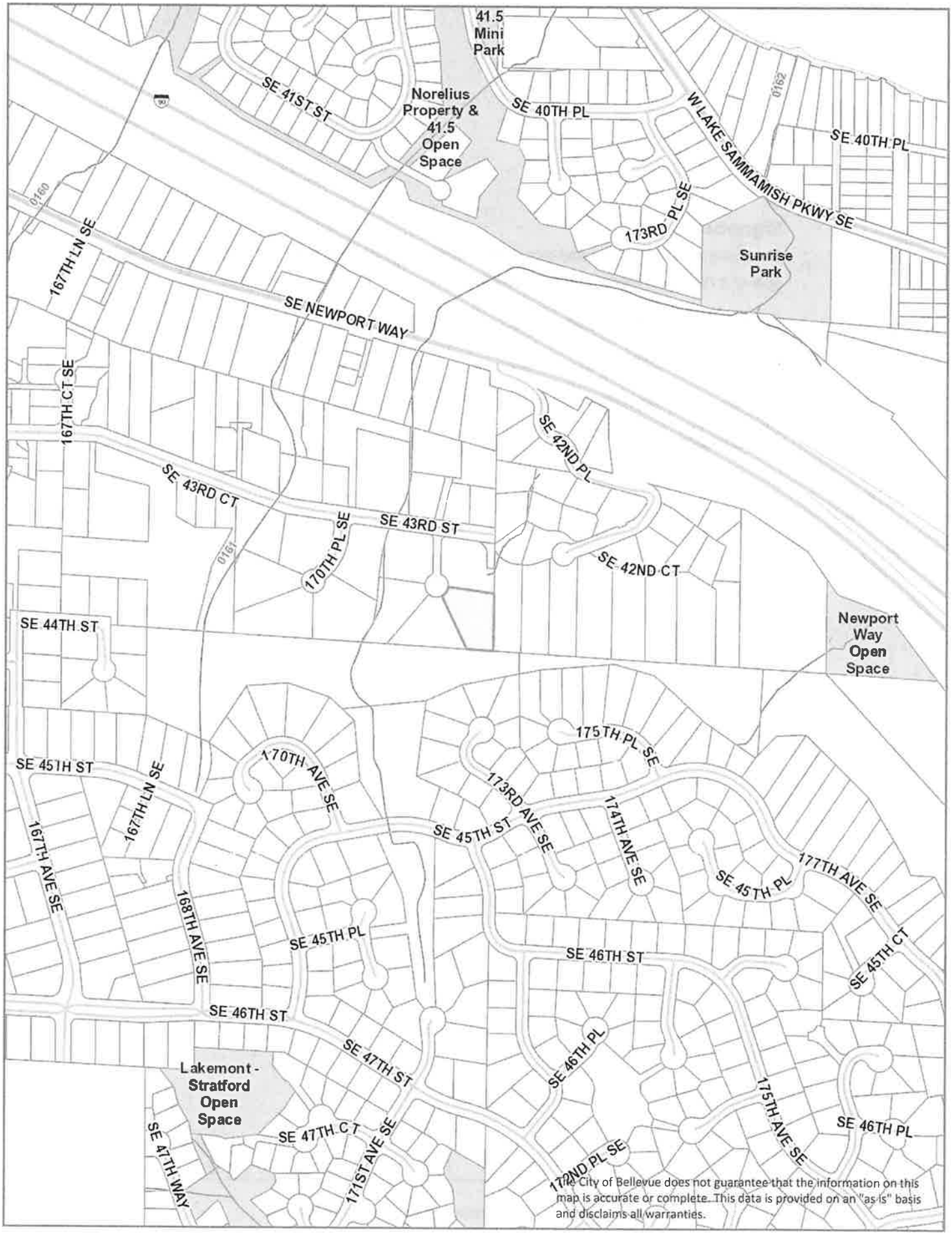
Signature 

Name of signee Richard McCune

Position and Agency/Organization Individual applicant

Date Submitted 10/4/2019

DW



Vegetation Management Plan

August 2019

Prepared For:

Richard McCune

4415 173rd Ave SE
Bellevue, WA
rbmccune@gmail.com

Prepared By:

Davey Resource Group Inc.

18809 10th Ave NE
Shoreline, WA, 98155
Contact: Ian Scott
ian.scott@davey.com
Local Office: 206.714.3147
Corporate Office: 800.966.2021

DAVEY Resource Group

Notice of Disclaimer

Assessment data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection unless indicated. Davey Resource Group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of surveyed material. Risk ratings are based on observable defects and mitigation recommendations do not reduce potential liability to the owner. Davey Resource Group provides no warranty with respect to the fitness of the trees for any use or purpose whatsoever.

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Summary

In August 2019 an International Society of Arboriculture (ISA) Certified Arborist (NE-6913A) completed an inventory of the trees on the property at 4320 171st Pl SE in Bellevue Washington. The tree inventory helps to guide this Vegetation Management Plan (VMP) as required by the City of Bellevue prior to any performed tree care action. This plan proposes actions for those trees on the steep slope in the Erosion Hazard Area, an Environmentally Sensitive Area (ESA). Tree pruning or removal will take place on the steep slope to accomplish the objective of the client at 4415 173rd Avenue SE located upslope to the south of the inventory site. The primary objective for this VMP is to prune or remove those trees on the subject property that have grown into the vista view from the client's property. If the trees are removed, mitigation actions to the ESA will be completed to help stabilize the soil and reduce erosion potential on the steep slope.

Tree information is summarized as follows:

- A total of forty-four trees were inspected.
- Forty (40) trees were found on the subject property.
- Four (4) trees were found on neighboring properties with canopies that overhang the subject property.
- Vista pruning is likely to significantly affect two (2) trees on the subject property.

Based on these findings, the following tree care items will be completed:

- **Tree ID #'s 11 & 12** were blocking the view from the south property. Strategic crown reduction of the upper canopies, as opposed to entire tree removal, will meet VMP objectives. The trees will be maintained as habitat trees and monitored annually for significant decline and failure potential and subsequently removal, if warranted.

- It may be determined that the larger trees behind **Tree ID #'s 11 & 12** will require periodic pruning to maintain the vista view. If required, a pruning schedule will be developed for these and any other trees in the line of view. The pruning regime will avoid the need to remove large amounts of live tissue at any one time. Typically, this type of pruning regime occurs once every 3-5 years and is dependent on species and tree vigor.

Introduction

Background

The client, Richard McCune at 4415 173rd Ave SE in Bellevue, WA., contracted Davey Resource Group Inc. (DRG) to provide an arborist report on the health, size, and location of the trees at the project site to the north at 4320 171st Pl SE which is owned by David Wall. Mr. McCune would like to prune and/or remove trees on the steep slope of the Wall property to regain their vista view. In order to remove trees on a steep slope (≥ 40°) an assessment of the current vegetation needs to be completed and a vegetation management plan be drafted and submitted to the city prior to any site disturbance.

This Vegetation Management Plan (VMP) was prepared in accordance with the City of Bellevue Land Use Code (LUC) and best management practices. The goal of this plan is to describe all tree care actions (removal or pruning) for those trees on the property, and in particular, the trees on the steep slope in the Erosion Hazard Area, an Environmentally Sensitive Area (ESA) as determined by the City of Bellevue. View enhancement from the property at 4415 173rd Avenue SE located upslope to the south of the inventory site is the primary objective of the client. If the trees are removed, mitigation actions to the ESA will need to be completed to help stabilize the soil and reduce erosion potential on the steep slope.

The field work was completed on August 1, 2019 by Todd Beals, and International Society of Arboriculture Certified Arborist (NE-6913A) and Qualified Tree Risk Assessor (TRAQ) using a pen tablet computer. Trees ≥ 3" in DBH within the subject property were inventoried using the methods described herein. The presence of shrub, ivy, and groundcover species were also documented. Four (4) trees were inventoried that had tree canopies overhanging the subject property.

Actions in this plan are anticipated to be completed by June 30, 2021.

Limits of the Assignment

There are many factors that can limit specific and accurate data when performing evaluations of trees, their conditions, and values. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcomes for the trees. A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Values were assigned to grade the attributes of the trees, including structure and canopy health, and to obtain an overall condition rating. No physical inspection of the upper canopy, sounding, root crown excavation, and resistograph or other technologies were used in the evaluation of the trees.

Methods

Data was collected on August 1, 2019 by an ISA Certified Arborist (Todd Beals - NE-6913A). A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. No physical inspection of the upper canopy, sounding, root crown excavation, and resistograph or other technologies were used in the evaluation of the trees.

The following attributes were collected for each site:

Tree Number: Tree ID number was assigned and a numbered aluminum tag affixed to the tree.

Stems: The number of stems was recorded.

Location and Unique ID: An X and Y coordinate was generated for each tree site.

Species: Trees were identified by genus and species, cultivar if evident, and by common name.

Diameter at Breast Height (DBH): Trunk diameter was recorded to the nearest inch at 4.5 feet (standard height) above grade except where noted. When limbs or deformities occurred at standard height, measurement was taken below 4.5 ft.

Height: Tree Height estimated to the nearest <5ft.

Avg. Crown Radius: Average dripline distance was measured.

Condition: The general condition of each tree was recorded in one of the following categories adapted from the rating system established by the International Society of Arboriculture:

- **Good:** A fully branched and leafed canopy; branches over 2 inches in diameter exhibit little to no dieback; little to no epicormic growth (i.e., sprouting from the trunk, limbs, or roots); and little to no aesthetic damage from insects or disease. The tree displays a growth habit characteristic of the species. The wood has no major structural problems and no significant mechanical damage. The tree exhibits good overall vigor.
- **Fair:** The canopy is thinning and there is less than average new growth present; or there is noticeable dead wood over 2" diameter or dieback throughout the majority of the crown; or there is significant mechanical damage to the trunk or root system; or the tree is otherwise exhibiting significant signs of stress and potential decline. The following signs or symptoms may be present in the tree: significant damage from non-fatal or disfiguring diseases, minor crown imbalance or thin crown, and/or stunted growth compared to adjacent trees. This condition also includes trees that have been topped but show reasonable vitality and no obvious signs of decay.
- **Poor**: The tree is in obvious decline or poses significant risk which requires immediate mitigation. There are significant amounts of dieback or dead/dying limbs greater than 2" diameter; there is minimal to no growth; or there is extensive decay to the trunk or root system, raising concerns of structural integrity. A tree in this category may also have severe mechanical damage or poor vigor threatening its ability to thrive.
- **Critical**: The tree is dying and/or presents an unacceptable risk which necessitates immediate removal.
- **Dead**

Tree Preservation Priority: In order to capture the priority for preservation of an individual tree as it relates to planning for development projects, DRG utilized a rating scale of one to four, with one being the highest priority for protection and four being of least concern. The condition rating of an individual tree is an important component of the priority rating, but several other variables are factored in: species desirability, species longevity, species sensitivity to root loss and construction impacts, uniqueness, and aesthetics both of the tree itself and its relation to the site. It is important to note that these are qualitative ratings based solely on the site, individual tree, and existing conditions at the time of the inventory. Proposed development and construction plans are not considered when assigning ratings. The following criteria constituted the basis of tree placement in a particular category of priority:

- **Priority 1:** Highest priority for protection (i.e. particularly good condition, unique tree and/or should be protected at all reasonable cost).
- **Priority 2:** Good or fair condition tree well worth protecting though not uniquely valuable.
- **Priority 3:** Poor condition average tree that will not be missed if it were gone, not worth any special protection measures.
- **Priority 4:** Trees that should be removed under most or any circumstances (i.e., invasive or undesirable species, poor condition or critical trees, particularly high-risk situations, etc.).

Site Description

An essential element of a vegetation management plan is a complete description of all sensitive features of the property. Sensitive features include consideration of the site history, environmentally sensitive areas, wildlife habitat potential and existing vegetation. This information is important to evaluating how well the changes in the site, as implemented according to this VMP, will maintain the quality of the sensitive features.

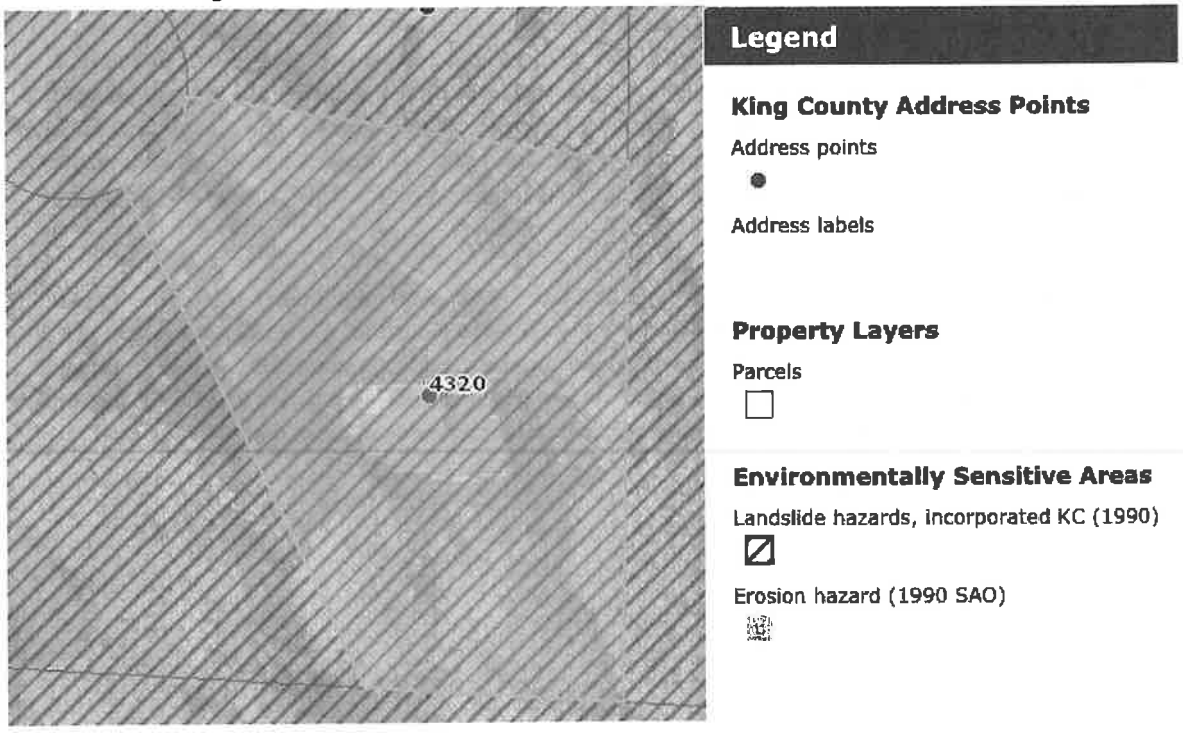
History

The subject property was located at 4320 171st Pl SE in Bellevue, WA (parcel number 7526400100). The residence was built in 1992 and the property was purchased by David Wall in 2014. The parcel measures 35,255 SqFt. (0.81 acres) The base elevation was 490 ft. at the far north corner and rises to 580 ft. in elevation at the southern edge. It was approximately 232 ft. long and 155 ft. wide.

Environmentally Sensitive Areas

The entire parcel is considered a steep slope (slope ≥ 40°). Landslide and erosion hazard is the major consideration for retaining vegetation at the site. The USDA Natural Resources Conservation Service Soils (NRCS) Web Soil Survey classifies the soil on the site as Alderwood and Kitsap series.

Image 1. Aerial view of the environmentally sensitive areas at the project site.



Wildlife Habitat

The site is likely used as a travel corridor for large mammals such as deer and coyote, and small mammals such as raccoon, shrew, opossum and others. Such corridors are valuable wildlife habitat and travel pathways that enhance and enrich the suburban environment. Many small songbirds, raptors, and woodpeckers were observed throughout the site during the inspection. No nesting sites were observed in the trees proposed for removal. An aerial inspection shall be performed prior to tree removal and/or pruning to identify and preserve, where possible, and resting places for Species of Local Importance. Trees that are active nest sites for Species of Local Importance shall not be pruned.

Existing Vegetation

The vegetation at the site was a mixture of native and ornamental trees and shrubs along with invasive vines and bushes. English ivy *(Hedera helix)* and Himalayan blackberry *(Rubus armeniacus)* comprise a majority of the groundcover species while bigleaf maple *(Acer macrophyllum)* was the most dominant overstory tree species. Ivy and blackberry growth was prolific and beginning to out compete and suppress native shrub and tree species on the parcel and, specifically, on the southern slope. Recent large tree removals just to the south of the parcel border has increased the light in the area resulting in extensive blackberry growth.

Many of the trees on the southern slope were large and mature bigleaf maples in varying conditions. Cascara *(Rhamnus purshiana)*, vine maple *(Acer circinatum)*, bigleaf maple volunteers (dbh<3"), and beaked hazelnut *(Corylus cornuta)* made up a majority of the smaller understory tree layer and were in good health. Oregon grape *(Mahonia aquifolium)*, ocean spray *(Holodiscus discolor)*, hardhack spirea *(Spirea douglasii)*, and sword fern *(Polystichum munitum)* made up the majority of the shrub layer and were also primarily in good condition. Based on the spacing and species composition of the shrub layer, it may be that this area was planted or revegetated after initial development in 1992 to help stabilize the slope.

A total of forty (40) trees were inspected on the site and four (4) trees on neighboring sites. Two trees **(ID#'s 11 and 12)** are on the subject property and are blocking the view from the McCune property. These two trees would require significant pruning to open up the view. Excessive pruning and/or topping of these trees would likely lead to a decline in health and/or tree mortality. Significant loss (>25%) of the tree canopy reduces the tree's ability to generate enough photosynthates to keep the tree alive and healthy.

Table 1. Tree species counts on the subject property

Species	Count
Maple, Bigleaf *(Acer macrophyllum)*	17
Maple, Vine *(Acer circinatum)*	5
Birch, White *(Betula pendula)*	3
Cedar, Deodar *(Cedrus deodara)*	3
Cedar, Incense *(Calocedrus decurrens)*	3
Cherry, Japanese Flowering *(Prunus serrulata)*	2
Falsecypress, Spp. *(Chamaecyparis spp.)*	2
Cedar, Western-Red *(Thuja plicata)*	1
Cherry, Spp. *(Prunus spp.)*	1
Katsura *(Cercidiphyllum japonicum)*	1
Maple, Japanese *(Acer palmatum)*	1
Willow, Scouler *(Salix scouleriana)*	1

Management Prescriptions

Tree reduction pruning and/or removal will be necessary to achieve the client's view objectives. In addition, the remaining vegetation will require ongoing maintenance and replanting will need to occur to recover the lost value, function, and benefits of the removed and/or pruned trees

Tree Work

Based on the inspection findings, the following tree work will be completed:

- **Tree ID #'s 11 & 12** were blocking the view from the south property. Reduction of the upper canopies will be completed, as opposed to entire tree removal, to meet the client's vista viewing objectives. The trees will be maintained as habitat trees and monitored annually for significant decline and failure potential.

- It may be determined that the larger trees behind **Tree ID #'s 11 & 12** will require periodic pruning to maintain the vista view. If required, a pruning schedule will be developed to avoid removing a large amount of live tissue at any one time. Typically, this type of pruning regime occurs once every 3-5 years. Considerations for tree vigor will need to be made.

Invasive Vegetation

Plan Action: Noxious and invasive vegetation will be removed prior to planting and properly disposed of off-site.

Removing these weeds is crucial to the success of the restoration as even a small amount can out compete native plants. The King County Noxious Weed Control Board provides excellent resources on weed control. Use of pesticides or machines to remove vegetation is prohibited unless authorized under a permit. A systematic regime of invasive weed and shrub removal will be completed at multiple times throughout the growing season. Where large patches of invasive plant growth is removed, planting of native species will occur to deter the reclamation of the area by the remaining invasives.

Plant Selection

Any tree or invasive plant removal at the site will require planting to enhance soil stabilization and deter the regrowth of ivy and blackberry which tend to dominate recently exposed soil. The loss of tree roots will destabilize the soil on the slope as roots decay. Revegetation species were chosen based on their ability to thrive in the specific site conditions and have vigorous, dense root systems which will quickly contribute to soil stabilization. Tree canopy loss will also dramatically change the light exposure at the site. The increased light will encourage the growth of the blackberry and ivy which can grow 3-4 feet in a few months.

Plan Action: Replanting will be completed in the early fall immediately following tree and invasive species removal. Considerations for species selection will include mature height, light exposure, available space, and available moisture.

Plant specimens that do well on steep slopes and maintain a shorter mature height were prioritized for selection to help avoid excessive pruning in the future. Any planting on the site will be completed in consultation with the City of Bellevue and follow all best management practices for planting trees and shrubs. Plant selection will be determined based on local availability at the time of planting and species selections will be made from the list provided in Table 3. Substitutions will be made when necessary and with plant species that have similar growth characteristics and site preferences. The plant species and counts will be planted following the removal of two trees **(ID#'s 11 and 12)** which will be removed for view enhancement. Additional plants will be installed following the removal of any invasive species at the site. Replacement plant quantities and species will be determined prior to removal. Groundcover species will be planted as needed throughout the site.

Table 2. Planting list and count

Species	Count	Type
Cascara (*Rhamnus purshiana*)	6	Tree
Shore Pine (*Pinus contorta*)	4	Tree
Scouler's Willow *(Salix scouleriana)*	3	Tree
Western Serviceberry *(Amelanchier alnifolia)*	7	Shrub
Thimbleberry *(Rubus parviflorus)*	7	Shrub
Beaked Hazelnut (*Corylus cornuta*)	6	Shrub

Table 3. Recommended plant species for stabilization of steep slopes and erosion control

Common Name	Botanical Name	Avg. Mature Height (ft)	Type	Light Preference	Comments
Shore Pine	*Pinus contorta*	40	Tree	Full Sun	Good for poor soils
Scouler's Willow	*Salix scouleriana*	30	Tree	Full Sun & Partial Shade	Highly adaptable, wet or seasonally dry sites
Cascara	*Rhamnus purshiana*	25	Tree	Partial Shade	
Western Serviceberry	*Amelanchier alnifolia*	20	Shrub	Full Sun or Partial Shade	Edible berries
Vine Maple	*Acer circinatum*	15	Shrub	Partial or Full Shade	Slow grower
Pacific Ninebark	*Physocarpus capitatus*	15	Shrub	Full Sun or Partial Shade	Needs good drainage, forms thickets
Black Twinberry	*Lonicera involucrata*	10	Shrub	Full Sun or Partial Shade	Needs lots of moisture in full sun
Ocean Spray	*Holodiscus discolor*	10	Shrub	Full Sun or Partial Shade	Drought tolerant
Redosier Dogwood	*Cornus sericea*	10	Shrub	Partial Shade	Can be heavily trimmed with little harm
Salmonberry	*Rubus spectabilis*	8	Shrub	Full Sun or Partial Shade	Needs lots of moisture in full sun
Snowberry	*Symphoricarpos albus*	4	Shrub	Full Sun	Common and very tolerant
Thimbleberry	*Rubus parviflorus*	4	Shrub	Full Sun	Drought tolerant
Sword Fern	*Polystichum munitum*	3	Groundcover	Full Shade	Highly adaptable, wet or seasonally dry sites
Kinnikinnick	*Arctostaphylos uva-ursi*	3	Groundcover	Full Sun	Evergreen

Related Work Specifications:

- All tree work performed on the site will be performed by or under the supervision of an ISA Certified Arborist.

- A 2"-4" layer of organic mulch will be properly applied starting at the trunk of the newly planted shrubs and trees and extending 5 ft. outside the dripline for all the trees on the site, where possible.

- A systematic regime of invasive weed and shrub removal will be completed at multiple times throughout the growing season. Where large patches of invasive plant growth is removed, planting of native species will occur to deter the reclamation of the area by the remaining invasives.

- The American National Standards Institute (ANSI) A300 will be followed for all tree care operations at site. These are industry consensus standards developed by TCIA (Tree Care Industry Association) and written by a committee called the Accredited Standards Committee (ASC) A300, whose mission is to develop performance standards based on current research and sound practice for writing specifications to manage trees, shrubs, and other woody plants.
- Any areas where surface soils have been destabilized by foot traffic or other actions during vegetation pruning or removal shall be stabilized as necessary using arbor chips, straw mulch, or other approved method.

- Pruned stems, branches, and trimmings may be removed as warranted to decrease the potential for creating a fire hazard or disease or pest transmittal to other healthy vegetation. Otherwise, plant trimmings will remain.

- All work in the VMP area shall be completed by hand labor or hand operated equipment (LUC 20.25H.055.C.3.i.vii).

- Vegetation maintenance will be ongoing will be ongoing from the time of plan approval.

Concluding Remarks

This report, along with the tree inventory, is the first step in preserving the health, function, and value of the trees on the site. Trees and green spaces provide benefits and add value to residential properties that are not easily or quickly replaced. Tree preservation starts with a basic understanding of the health and structure of the trees on the site. With proper care and protection, these trees can continue to thrive.

The restoration and revegetation plan demonstrates that the proposed VMP will not significantly diminish the functions and values of the critical area or alter the forest habitat characteristics over time because plantings would improve the soil stabilization on the steep slope as they become established as well as increase biodiversity and wildlife forage in the area. Additional plantings would also improve vegetative screening between the property at 4320 171st Pl. SE and 4415 173rd Ave. SE. Additionally, invasive vegetation removal will allow the newly planted and currently existing native species to flourish restoring the area to a more natural state than currently exists.

Appendix A: Maps

Map 1. Site map showing Tree ID numbers and approximate property boundaries.

Tree Inventory

Tree Sites

4320 171st Pl. SE
Bellevue, WA

N

Feet
0 12.5 25 50

Prepared by:
DAVEY Resource Group

Map A2. Planting locations

C - Cascara - 6 trees
P - Shore Pine - 4 trees
W - Scouler's Willow - 3 trees
S - Western Serviceberry - 7 shrubs
T -Thimbleberry - 7 shrubs
H - Beaked Hazelnut - 6 shrubs

Tree Inventory

4320 171st Pl. SE
Bellevue, WA

N
Feet
0 12.5 25 50

Prepared by:
DAVEY Resource Group

Appendix B: Inventory Table

Table B1. Complete Tree Inventory Table

Tree ID #	DBH (in)	Species	Condition	Avg Canopy Radius (ft)	Height (ft)	Priority (1-4)	Condition Notes	Work Proposed
1	13	Cherry, Spp. (Prunus spp.)	Poor	15	35	3	One Sided, Small DW (1-2"), Trunk Decay, Included Bark/Weak Union, Codominant Stems, Vines	No Work
2	15,9	Maple, Bigleaf (Acer macrophyllum)	Fair	25	60	2	One Sided, Small DW (1-2"), Broken Limbs, Vines	No Work
3	12	Maple, Bigleaf (Acer macrophyllum)	Fair	18	55	2	Narrow Crown, One Sided, Small DW (1-2")	No Work
4	2,2	Maple, Vine (Acer circinatum)	Good	8	14	1	Codominant Stems	No Work
5	6	Cedar, Incense (Calocedrus decurrens)	Fair	8	10	2	Full Crown, Suppressed, Stressed	No Work
6	31	Maple, Bigleaf (Acer macrophyllum)	Fair	35	100	2	Full Crown, Large DW (3"+), Small DW (1-2"), Branch Decay, Broken Limbs	No Work
7	6,5,9,10 ,5,8,8	Maple, Bigleaf (Acer macrophyllum)	Fair	30	55	2	One Sided, Large DW (3"+), Small DW (1-2"), Trunk Decay, Broken Limbs, Included Bark/Weak Union, Codominant Stems, Suppressed, Excessive Lean	No Work
8	2,2	Maple, Vine (Acer circinatum)	Good	7	10	1	Narrow Crown, Codominant Stems	No Work
9	4	Cedar, Incense (Calocedrus decurrens)	Dead	2	10	4		Remove
10	9	Maple, Bigleaf (Acer macrophyllum)	Good	10	55	1	One Sided, Small DW (1-2")	No Work
11	28	Maple, Bigleaf (Acer macrophyllum)	Fair	35	80	2	One Sided, Large DW (3"+), Small DW (1-2"), Broken Limbs, Excessive Lean	Reduce or Remove
12	22	Maple, Bigleaf (Acer macrophyllum)	Poor	15	70	4	One Sided, Large DW (3"+), Small DW (1-2"), Branch Decay, Broken Limbs, Serious Decline	Reduce or Remove
13	22,25,2 8,32	Maple, Bigleaf (Acer macrophyllum)	Poor	35	90	4	One Sided, Large DW (3"+), Small DW (1-2"), Trunk Decay, Basal Decay, Branch Decay, Broken Limbs, Included Bark/Weak Union, Codominant Stems, Serious Decline	Reduce or Remove

Tree ID #	DBH (in)	Species	Condition	Avg Canopy Radius (ft)	Height (ft)	Priority (1-4)	Condition Notes	Work Proposed
14	19,34,21,28	Maple, Bigleaf (Acer macrophyllum)	Poor	35	90	4	One Sided, Large DW (3"+), Small DW (1-2"), Trunk Decay, Basal Decay, Branch Decay, Broken Limbs, Included Bark/Weak Union, Codominant Stems, Serious Decline	Reduce or Remove
15	8	Maple, Bigleaf (Acer macrophyllum)	Fair	15	60	2	Narrow Crown, One Sided	No Work
16	3,2	Maple, Bigleaf (Acer macrophyllum)	Fair	10	18	2	Narrow Crown, One Sided, Suppressed	No Work
17	4	Maple, Bigleaf (Acer macrophyllum)	Poor	10	18	4		Remove
18	5	Cedar, Incense (Calocedrus decurrens)	Fair	7	16	2	Narrow Crown	No Work
19	9	Maple, Bigleaf (Acer macrophyllum)	Fair	18	55	2	One Sided, Small DW (1-2")	No Work
20	6,5	Maple, Bigleaf (Acer macrophyllum)	Fair	20	60	2	Small DW (1-2")	No Work
21	4	Maple, Japanese (Acer palmatum)	Poor	7	60	3	Stressed	No Work
22	8	Birch, White (Betula pendula)	Poor	9	35	3	Narrow Crown, Small DW (1-2"), Stressed, Serious Decline, Insect/Disease Problem	Treat Pest, Prune
23	12	Birch, White (Betula pendula)	Poor	15	35	3	Small DW (1-2"), Stressed, Insect/Disease Problem	Treat Pest, Prune
24	14	Birch, White (Betula pendula)	Poor	15	60	3	Small DW (1-2"), Excessive Lean, Insect/Disease Problem	Treat Pest, Prune
25	14	Cherry, Japanese Flowering (Prunus serrulata)	Fair	17	30	2	Small DW (1-2"), Codominant Stems	Clearance Prune
26	13	Cherry, Japanese Flowering (Prunus serrulata)	Fair	17	30	2	Full Crown, Codominant Stems	Clearance Prune
27	5,7,7,8	Katsura (Cercidiphyllum japonicum)	Good	20	40	1	Full Crown, Small DW (1-2"), Codominant Stems	Structure Prune
28	18	Cedar, Western-Red (Thuja plicata)	Poor	18	65	3	Stressed, Serious Decline	PHC Program

Tree ID #	DBH (in)	Species	Condition	Avg Canopy Radius (ft)	Height (ft)	Priority (1-4)	Condition Notes	Work Proposed
29	15	Cedar, Deodar (Cedrus deodara)	Good	18	65	1	Full Crown	Structure prune, Remove ivy
30	16	Cedar, Deodar (Cedrus deodara)	Good	18	65	1	Small DW (1-2")	Structure prune, Remove ivy
31	11	Cedar, Deodar (Cedrus deodara)	Poor	15	55	3	Stressed, Vines	Structure prune, Remove ivy
32	4	Maple, Bigleaf (Acer macrophyllum)	Good	15	35	1	Narrow Crown, One Sided	Structure prune, Remove ivy
33	4	Maple, Bigleaf (Acer macrophyllum)	Good	15	35	2	Narrow Crown, One Sided	Structure prune, Remove ivy
34	4	Maple, Bigleaf (Acer macrophyllum)	Good	15	35	2	Narrow Crown, One Sided	Structure prune, Remove ivy
35	4	Maple, Bigleaf (Acer macrophyllum)	Good	15	35	2	Narrow Crown, One Sided	Structure prune, Remove ivy
36	4	Maple, Bigleaf (Acer macrophyllum)	Good	15	35	2	Narrow Crown, One Sided	Structure prune, Remove ivy
37	12	Juniper, Spp. (Juniperus spp.)	Good	18	45	1	Full Crown	No Work
38	2,4,2,2	Maple, Vine (Acer circinatum)	Good	12	20	1	Codominant Stems, Suppressed	No Work
39	6,7,3,5, 4,6,6,4	Willow, Scouler (Salix scouleriana)	Poor	20	55	3	One Sided, Large DW (3"+), Small DW (1-2"), Trunk Decay, Branch Decay, Codominant Stems, Stressed, Serious Decline	No Work
40	4,6,6,	Maple, Vine (Acer circinatum)	Good	18	20	1	Small DW (1-2"), Suppressed	Remove Blackberry
41	3,3,3,3, 3,3,3,3	Maple, Vine (Acer circinatum)	Fair	16	20	2	Stressed	No Work
42	4	Falsecypress, Spp. (Chamaecyparis spp.)	Poor	6	16	3	Narrow Crown, Suppressed, Stressed	No Work
43	8	Falsecypress, Spp. (Chamaecyparis spp.)	Dead	9	25	4		Remove
44	22,24	Maple, Bigleaf (Acer macrophyllum)	Fair	35	90	2	Full Crown, Large DW (3"+), Small DW (1-2"), Branch Decay, Broken Limbs, Codominant Stems	Structure Prune

Appendix C: Images

Image C1. View from the deck at the McCune residence looking towards the north and the Wall residence.

Image C2. View from the driveway to the south up the slope

Image C3. Sword fern were prolific and in good health at the site